



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD
MEETING

June 20, 2023, 8:00 PM

Directly Following the City Council Meeting
Eagle Mountain City Council Chambers
1650 E Stagecoach Run, Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. MINUTES

- 2.A April 18, 2023 Minutes - Regular Redevelopment Agency Board Meeting
[04.18.2023 RDA Minutes - DRAFT](#)

3. RESOLUTIONS

- 3.A [RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Appointing Evan Berrett as Executive Director.](#)
[RDA RES--Appointing Executive Director](#)

4. RESOLUTIONS/PUBLIC HEARINGS

- 4.A [PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Agency Budget.](#)

BACKGROUND: *(Presented by City Staff)* The Redevelopment Agency will review and adopt a budget for Fiscal Year 2023-2024 as required by Section 17C-1-601.5, Utah Code Annotated.

[RDA RES--FY 2024 Budget Adoption](#)
[Exhibit A FY 2023-2024 RDA Budget](#)

5. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 15th day of June, 2023, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY BOARD MEETING MINUTES

April 18, 2023; 7:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

2:00 P.M. REDEVELOPMENT AGENCY – WORK SESSION

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Members Jared Gray.

CITY STAFF PRESENT: Evan Berrett, Executive Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Bailey Ensign, Digital Communications Specialist; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; and Michele Graves, Library Director.

Board Chair Westmoreland called the work session to order at 2:05 p.m.

4. RESOLUTION/PUBLIC HEARING

4.A. RESOLUTION/PUBLIC HEARING – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #3.

Executive Director Evan Berrett presented the item and reviewed the Community Reinvestment Area (CRA) process and approval timeline. The project area covers 489.86 total acres in two separate parcels, 59:058:0006 and 59:058:0005, on the western border of the Meta datacenter property. When all phases have been triggered for the first six buildings, the City will receive approximately \$140,000 annually in property tax until the incentive expires. He reviewed the proposed terms and uses of tax increment per phase over 20 years. The development on the property would include a co-location datacenter, meaning it would be constructed by QTS, but the equipment within could be owned and maintained by QTS or their customers.

The nature of the facility will not allow for high-water usage systems. The development agreement will address concerns such as expiration dates, and the City retains the rights to municipal utility taxes.

Board Chair Westmoreland adjourned the work session at 2:18 p.m.

7:00 P.M. REDEVELOPMENT AGENCY – COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Member Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Evan Berrett, Executive Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Bailey Ensign, Digital Communications Specialist; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Cliff Strachan, Director of Legislative Affairs; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Michele Graves, Library Director.

1. CALL TO ORDER

Board Chair Westmoreland called the policy session to order at 7:08 p.m.

2. RESOLUTION

- 2.A. **RESOLUTION** – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

MOTION: *Board Member Burnham moved to appoint Tom Westmoreland to serve as Board Chair and Board Member Jared Gray to serve as Vice-Chair of the Redevelopment Agency of Eagle Mountain City. Board Member Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
<i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
<i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
<i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>

Brett Wright ☐ **Brett Wright** ☐ **Brett Wright** ☐ **Brett Wright**

The motion passed with a unanimous vote.

3. MINUTES

3.A. June 28, 2022 Minutes – Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Curtis moved to approve the June 28, 2022 minutes. Board Member Gray seconded the motion.*

Those Voting Yes		Those Voting No		Those Abstaining		Those Absent
Donna Burnham	☐	Donna Burnham	☐	Donna Burnham	☐	Donna Burnham
Colby Curtis	☐	Colby Curtis	☐	Colby Curtis	☐	Colby Curtis
Jared Gray	☐	Jared Gray	☐	Jared Gray	☐	Jared Gray
Carolyn Love	☐	Carolyn Love	☐	Carolyn Love	☐	Carolyn Love
Brett Wright	☐	Brett Wright	☐	Brett Wright	☐	Brett Wright

The motion passed with a unanimous vote.

4. RESOLUTION/PUBLIC HEARING

4.A. RESOLUTION/PUBLIC HEARING – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #3.

Executive Director Evan Berrett reviewed the item as presented during the work session.

Board Chair Westmoreland opened the public hearing at 7:20 p.m. As there were no comments, he closed the hearing.

MOTION: *Board Member Wright moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #3. Board Member Gray seconded the motion.*

Those Voting Yes		Those Voting No		Those Abstaining		Those Absent
Donna Burnham	☐	Donna Burnham	☐	Donna Burnham	☐	Donna Burnham
Colby Curtis	☐	Colby Curtis	☐	Colby Curtis	☐	Colby Curtis
Jared Gray	☐	Jared Gray	☐	Jared Gray	☐	Jared Gray
Carolyn Love	☐	Carolyn Love	☐	Carolyn Love	☐	Carolyn Love
Brett Wright	☐	Brett Wright	☐	Brett Wright	☐	Brett Wright

The motion passed with a unanimous vote.

4.B. RESOLUTION/PUBLIC HEARING – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Project Area #3.

Board Chair Westmoreland opened the public hearing at 7:22 p.m. As there were no comments, he closed the hearing.

MOTION: Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Project Area #3. Board Member Love seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

5. ADJOURNMENT

MOTION: Board Member Gray moved to adjourn the meeting at 7:24 p.m. Board Member Wright seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 7:24 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on June 20, 2023.

Evan Berrett
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
JUNE 20, 2023**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Appointing Evan Berrett as Executive Director.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Lianne Pengra, Recorder's Office

PRESENTED BY:

RECOMMENDATION:

Staff recommends the Board approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing Evan Berrett as Executive Director.

BACKGROUND:

The Bylaws of the Redevelopment Agency of Eagle Mountain City, Section 7 Executive Director, states, "The Executive Director shall be appointed by the Chairperson, with the advice and consent of the Board of Directors of the Agency, and shall serve at the pleasure of the Board of Directors. The Executive Director shall, under the direction of the Chairperson, direct the affairs of the Agency and shall ensure the proper care and custody of all funds of the Agency and shall ensure proper disbursement of and deposit of same in the name of the Agency in or from such bank or banks as the Agency may select. The Executive Director shall prepare and sign all contracts, deeds, resolutions, orders, checks and other documents made by the Agency, and all such documents shall be signed by the Chairperson or Vice-Chairperson and countersigned by the Executive Director. The Executive Director shall ensure the proper keeping of regular books of accounts showing receipts and expenditures, and at times and intervals as determined or instructed by the Chairperson or the Board of Directors, the Executive Director shall render to the Agency, at regular meetings, or at other times when requested, an account of the transactions and the financial condition of the Agency. The Chairperson, Vice-Chairperson and Executive Director

shall give such bond for the faithful performance of their duties as the Agency may determine. The compensation of the Executive Director, if any, shall be determined by the Chairperson, subject to approval of the Board of Directors. The Executive Director, or his designee, shall keep the records of the Agency, shall act as the secretary of the meetings of the Agency and record all votes, and shall keep a record of the proceedings of the Agency and shall keep the seal of the Agency and shall have the power to affix such seal to all documents authorized to be executed by the Agency."

Historically, the Economic Development Director has served as the RDA Executive Director.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--Appointing Executive Director](#)

RESOLUTION NO. R- -2023

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY APPOINTING EVAN BERRETT TO SERVE AS THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

PREAMBLE

WHEREAS, the Redevelopment Agency of Eagle Mountain City was created to transact the business of a redevelopment agency and to exercise all of the powers provided for in the Utah Redevelopment Agencies Act, 17B-4-101 et. seq., Utah Code Annotated (1953, as amended) and any successor law or act; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City finds it necessary and desirable to appoint an Executive Director of the Redevelopment Agency of Eagle Mountain City;

WHEREAS, the Executive Director shall transact the business and exercise the powers of the Agency as described and provided for within the Bylaws of the Redevelopment Agency of Eagle Mountain City, and shall serve at the pleasure of the Board of Directors.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City that Evan Berrett is appointed as Executive Director of the Redevelopment Agency of Eagle Mountain City.

This Resolution takes effect upon its adoption.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 20th day of June, 2023.

REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

Tom Westmoreland, Board Chair

ATTEST:

Evan Berrett, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on this 20th day of June, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Evan Berrett, Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
JUNE 20, 2023**

TITLE:	PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Agency Budget.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

RECOMMENDATION:

Staff recommends the Board approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the Fiscal Year 2023-2024 Agency Budget.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--FY 2024 Budget Adoption](#)
[Exhibit A FY 2023-2024 RDA Budget](#)

RESOLUTION NO. R- -2023

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE FISCAL YEAR 2023-2024 BUDGET

PREAMBLE

WHEREAS, the Redevelopment Agency of Eagle Mountain City desires to adopt the budget as required by State law; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City made the budget available for public review and comment at least ten days prior to the public hearing; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City held a public hearing on June 20, 2023 to receive public input on the budget; and

WHEREAS, The Redevelopment Agency of Eagle Mountain City desires to adopt the final budget on June 20, 2023.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City hereby adopts the budget attached as Exhibit A.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 20th day of June, 2023.

Tom Westmoreland, Board Chair

ATTEST:

Evan Berrett, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah, on this 20th day of June, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Evan Berrett, Executive Director

Exhibit A

Account Number	Description	2022 Actual	2023 Estimate	2024 Proposed
80	Eagle Mountain RDA			
	Revenue			
31109	EDA 2012-1 Property Tax			
80-00-31109-0000	EDA 2012-1 Property Tax	\$ 242,854.45	\$ -	\$ -
80-00-31110-0000	Parkside CDA Property Tax	\$ 18,567.81	\$ 20,198.00	\$ 20,198.00
80-00-31111-0000	Sweetwater CRA Property Tax	\$ 2,757,654.46	\$ 8,272,963.00	\$ 9,601,286.00
80-00-31112-0000	Pole Canyon CRA	\$ 568.92	\$ 963,383.00	\$ 941,279.00
80-00-31113-0000	Pole Canyon CRA 53 Property Tx	\$ 275,914.81	\$ -	\$ -
	Revenue	\$ 3,295,560.45	\$ 9,256,544.00	\$ 10,562,763.00
	Expense			
48000	Transfers & Other Uses			
80-61-48000-9110	Due to General Fund- AdminChrg	\$ 52,388.94	\$ 25,278.00	\$ 25,278.00
48000	Transfers & Other Uses	\$ 52,388.94	\$ 25,278.00	\$ 25,278.00
80000	Eagle Mountain RDA			
80-47-80000-4320	RDA Consulting Services	\$ 12,265.58	\$ -	\$ -
80-47-80000-6450	Parkside CDA TIF Reimbursement	\$ 17,629.60	\$ 19,188.00	\$ 20,198.00
80-47-80000-6452	Sweetwater CRA Expenditures	\$ 2,426,735.92	\$ 7,440,667.00	\$ 9,581,286.00
80-47-80000-6453	Swtwtr CRA Housing Requirments	\$ -	\$ 827,296.00	\$ -
80-47-80000-6454	Pole Canyon CRA	\$ 248,835.35	\$ 847,777.00	\$ 936,001.00
80-47-80000-6455	Pole Canyon CRA Housing	\$ -	\$ 96,338.00	\$ -
80000	Eagle Mountain RDA	\$ 2,705,466.45	\$ 9,231,266.00	\$ 10,537,485.00
	Expense	\$ 2,757,855.39	\$ 9,256,544.00	\$ 10,562,763.00
80	Eagle Mountain RDA	\$ 537,705.06	\$ -	\$ -